

**Exhibit A**

**Landlord:** Exeter 1619 N Plaza, LLC  
**Tenant:** USF Reddaway, Inc. (Yellow)  
**Property:** 1619 North Plaza Drive, Visalia, CA 93291  
**Petition Date:** 8/6/2023

Pre Petition Charges				
Description	Charge	Payment Amount	Payment Date	Balance
8/1 - 8/5 Base Rent	4,757.66			\$ 4,757.66
8/1 - 8/5 OPEX	797.58			5,555.24
Payment		5,555.24		0.00
2022 CAM Rec	19,541.62	-		19,541.62
Total Balance Pre-Petition Charges				\$ 19,541.62

Post Petition Charges				
Description	Charge	Payment Amount	Payment Date	Balance
8/6/23 - 8/31/23 Base Rent	24,739.84			\$ 24,739.84
8/6/23 - 8/31/23 OPEX	4,147.42			28,887.26
Payment		28,887.26	9/1/2023	(0.00)
September 2023 Base Rent	29,497.50			29,497.50
September 2023 OPEX	4,945.00			34,442.50
Payment		34,442.50	9/29/2023	(0.00)
October 2023 Base Rent	29,497.50			29,497.50
October 2023 OPEX	4,945.00			34,442.50
Payment		34,442.50	11/3/2023	(0.00)
November 2023 Base Rent	29,497.50			29,497.50
November 2023 OPEX	4,945.00			34,442.50
Payment		34,442.50	12/1/2023	(0.00)
December 2023 Base Rent	29,497.50			29,497.50
December 2023 OPEX	4,945.00			34,442.50
Payment		34,442.50	12/29/2023	(0.00)
January 2024 Base Rent	29,497.50			29,497.50
January 2024 OPEX	4,945.00			34,442.50
Total Balance Post-Petition Charges				\$ 34,442.50

Utility Charges				
Description	Charge	Payment Amount	Payment Date	Balance
Southern California Edison Inv.#7008273448	3,932.44	-	-	\$ 3,932.44
SoCalGas - 12/08/23 - 1/09/24	34.04	-	-	3,966.48
City of Visalia - Utility - Inv. #0002571009	787.61	-	-	4,754.09
Total Utility Charges				\$ 4,754.09